

## WILLOW HEIGHTS FIFTH SUBDIVISION

## INSTRUMENT OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That Willow Heights, LLC, owner of the following described property:

That part of the Southwest Quarter of Section 23, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 23; thence North 00 degrees 05 minutes 23 seconds East, assumed bearing, along the west line of said Southwest Quarter, 220.00 feet to the north right-of-way line of 40th Street SW as designated on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 55-48 for the point of beginning (the next seven courses are along said north right-of-way line); thence South 89 degrees 47 minutes 34 seconds East, 250.46 feet; thence South 00 degrees 12 minutes 26 seconds West, 160.00 feet; thence South 89 degrees 47 minutes 34 seconds East, 400.00 feet; thence North 00 degrees 12 minutes 26 seconds East, 30.00 feet; thence South 89 degrees 47 minutes 34 seconds East, 100.00 feet; thence South 00 degrees 12 minutes 26 seconds West, 30.00 feet; thence South 89 degrees 47 minutes 34 seconds East, 628.37 feet to the west line of WILLOW HEIGHTS FIRST SUBDIVISION (the next 11 courses are along said west line); thence North 00 degrees 14 minutes 15 seconds West, 252.21 feet; thence North 49 degrees 49 minutes 52 seconds East, 217.05 feet; thence South 23 degrees 14 minutes 15 seconds East, 114.39 feet; thence North 66 degrees 45 minutes 45 seconds East, 100.00 feet; thence North 23 degrees 14 minutes 15 seconds West, 144.83 feet; thence North 49 degrees 49 minutes 52 seconds East, 132.92 feet; thence North 21 degrees 54 minutes 11 seconds West, 170.03 feet; thence North 73 degrees 18 minutes 51 seconds East, 131.81 feet; thence northerly 20.00 feet along a non-tangential curve, concave easterly, central angle of 03 degrees 26 minutes 28 seconds, radius 333.00 feet, and the chord of said curve bears North 14 degrees 57 minutes 55 seconds West, 20.00 feet; thence South 76 degrees 45 minutes 19 seconds West, not tangent to said curve, 135.22 feet; thence North 05 degrees 38 minutes 44 seconds East, 446.59 feet to the northwest corner of Lot 6, Block 4, WILLOW HEIGHTS FIRST SUBDIVISION; thence North 84 degrees 21 minutes 16 seconds West, 160.00 feet, thence North 16 degrees 22 minutes 26 seconds West, 285.78 feet to a point on the south line of Lot 1, Block 1, WILLOW HEIGHTS FOURTH SUBDIVISION, distant 90.00 feet southwesterly from the southeast corner of said Lot 1 (the next four courses are along the south line of said Block 1); thence South 79 degrees 16 minutes 39 seconds West, 280.00 feet; thence North 39 degrees 20 minutes 43 seconds West, 170.00 feet; thence North 58 degrees 21 minutes 39 seconds West, 349.20 feet; thence North 89 degrees 54 minutes 48 seconds West, 200.00 feet to the east line of WILLOW HEIGHTS THIRD SUBDIVISION (the next five courses are along said east line); thence South 00 degrees 05 minutes 12 seconds West, 120.00 feet; thence North 89 degrees 54 minutes 48 seconds West, 135.00 feet; thence South 00 degrees 05 minutes 12 seconds West, 100.00 feet; thence South 89 degrees 54 minutes 48 seconds East, 135.00 feet; thence South 00 degrees 05 minutes 12 seconds West, 222.00 feet to the northeast corner of Lot 1, Block 1, WILLOW HILLS (the next four courses are along the east and south lines of said WILLOW HILLS); thence South 00 degrees 05 minutes 12 seconds West, 334.12 feet; thence South 54 degrees 40 minutes 46 seconds East, 308.94 feet; thence South 00 degrees 05 minutes 42 seconds West, 300.13 feet; thence South 88 degrees 30 minutes 34 seconds West, 824.74 feet to the west line of said Southwest Quarter; thence South 00 degrees 05 minutes 23 seconds West along said west line, 285.23 feet to the point of beginning.

Said tract contains 38.94 acres, more or less.

Has caused the same to be surveyed and platted as WILLOW HEIGHTS FIFTH SUBDIVISION and do hereby donate and dedicate to the public for public use forever, the public ways, and also dedicate the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Willow Heights, LLC, has caused these presents to be signed by its proper officer this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Willow Heights, LLC

[Insert name]  
President

STATE OF MINNESOTA  
COUNTY OF OLMTED

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, President of Willow Heights, LLC, on behalf of the company.

Notary printed name

Notary Public, Olmsted County, Minnesota

My Commission Expires \_\_\_\_\_

STATE OF MINNESOTA  
COUNTY OF OLMTED  
CITY OF ROCHESTER

I, Anissa Hollingshead, City Clerk in and for the City of Rochester, do hereby certify that on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the accompanying plat was duly approved by the Common Council of the City of Rochester. In testimony thereof, I have hereunto signed my name and affixed the Seal of said City of Rochester this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Anissa Hollingshead  
City Clerk

COUNTY SURVEYOR

I certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Olmsted County Surveyor

## SURVEYOR'S CERTIFICATE

I, Mark J. Haselius, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set by April 02, 2019; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mark J. Haselius, Licensed Land Surveyor  
Minnesota License No. 47034

STATE OF MINNESOTA  
COUNTY OF OLMTED

This instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Mark J. Haselius.

Notary printed name

Notary Public, Olmsted County, MN

My Commission Expires \_\_\_\_\_

## PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20\_\_\_\_ on the land herein described have been paid, there are no delinquent taxes and transfer has been entered this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Document Number \_\_\_\_\_

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_\_\_\_ m. and was duly recorded in Olmsted County Records.

Olmsted County Director of Property  
Records and Licensing

By Deputy

C.I.M.  
NW COR. SE 1/4,  
SEC. 23, T106N, R14W

## LEGEND

- DENOTES 1/2 INCH BY 18 INCH REBAR SET AND MARKED BY LICENSE NO. 47034
- DENOTES 3/4 INCH BY 18 INCH IRON PIPE SET AND MARKED BY LICENSE NO. 47034
- DENOTES IRON MONUMENT FOUND

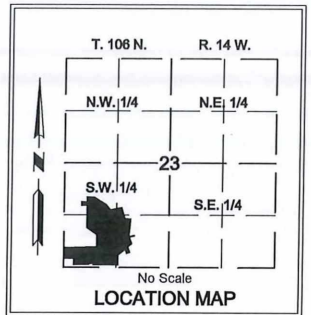
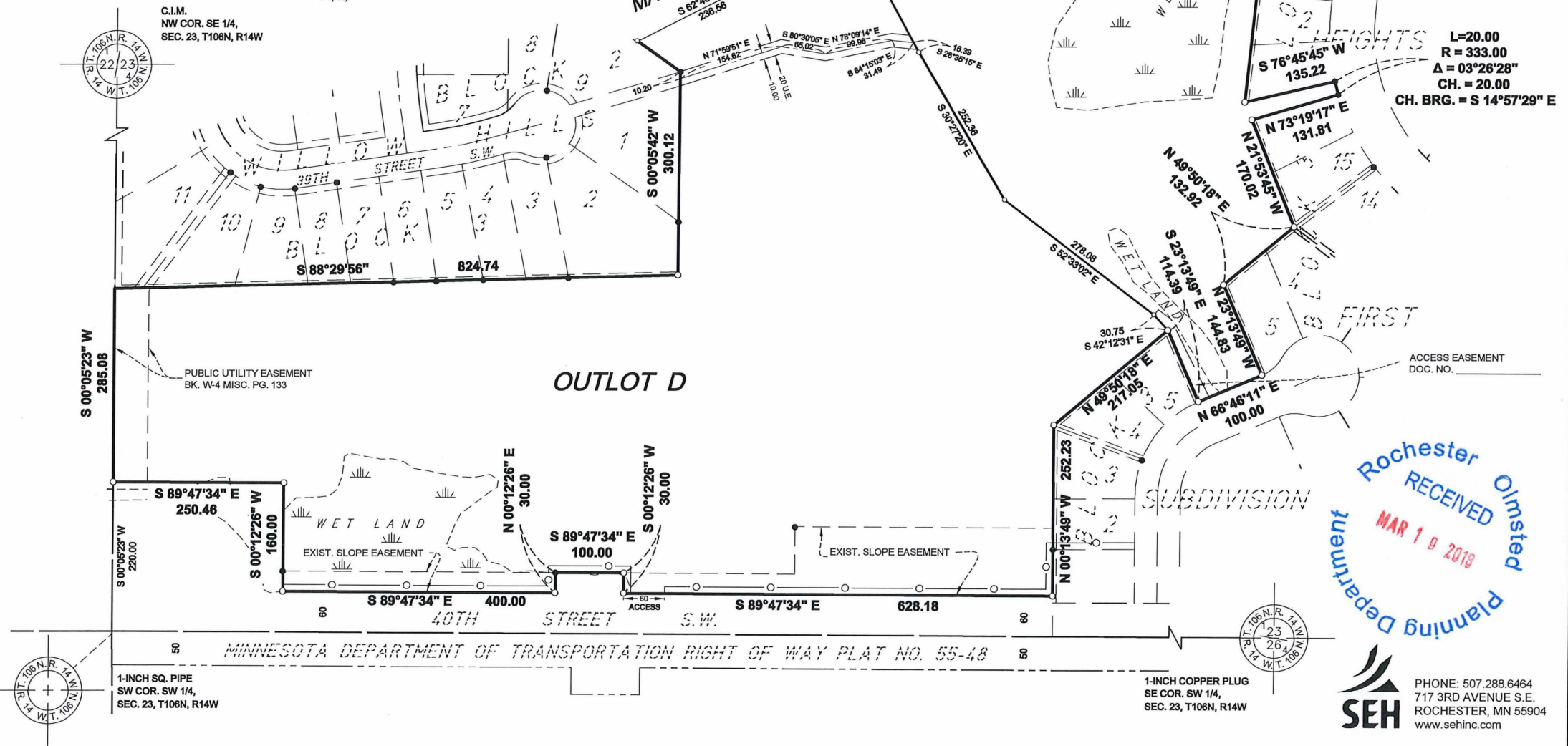
WET LAND

ORIENTATION OF THIS BEARING SYSTEM IS ASSUMED AND BASED ON THE WEST LINE OF THE SW 1/4 OF SEC. 23, T106N, R14W HAVING A BEARING OF N 00°05'23" E.

## CONTROLLED ACCESS DEFINED

INGRESS AND EGRESS TO, FROM OR ACROSS THE ABUTTING ROADWAY IS RESTRICTED BY THE ROAD AUTHORITY PURSUANT TO MINNESOTA STATUTE 160.08.

○ DENOTES CONTROLLED ACCESS



## UTILITY EASEMENT DEFINED

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY OVERHEAD, UNDERGROUND OR SURFACE PUBLIC UTILITIES, INCLUDING RIGHTS TO CONDUCT DRAINAGE AND TRIMMING ON SAID EASEMENT.

U.E. = UTILITY EASEMENT

L=20.00  
R=333.00  
Δ=03°26'28"  
CH.=20.00  
CH. BRG.=S 14°57'29" E

Rochester  
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Planning Department

SEH  
PHONE: 507.288.6464  
717 3RD AVENUE S.E.  
ROCHESTER, MN 55904  
www.sehinc.com



## WILLOW HEIGHTS FIFTH SUBDIVISION



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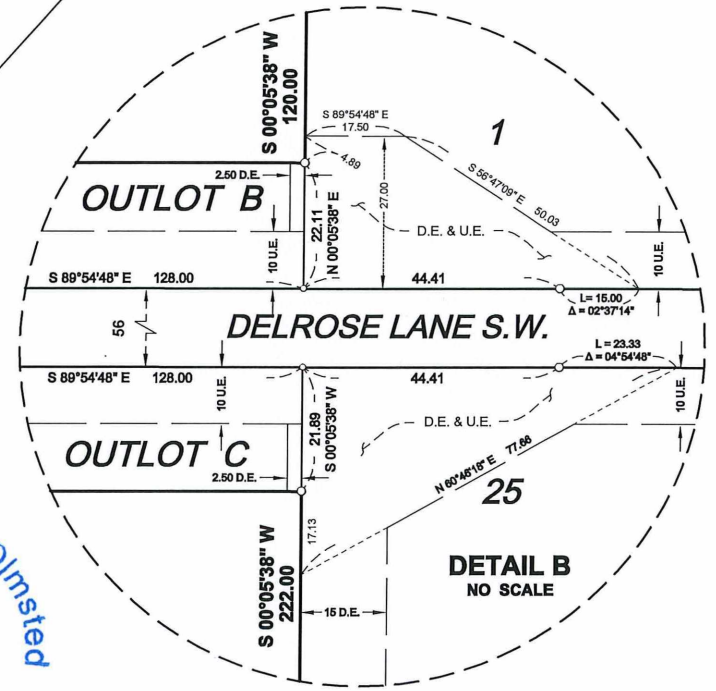
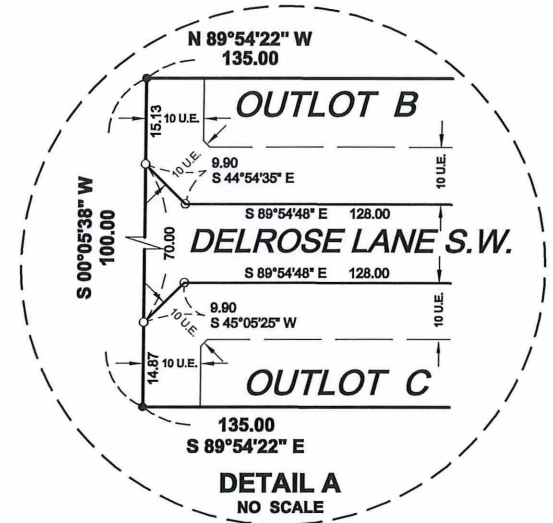
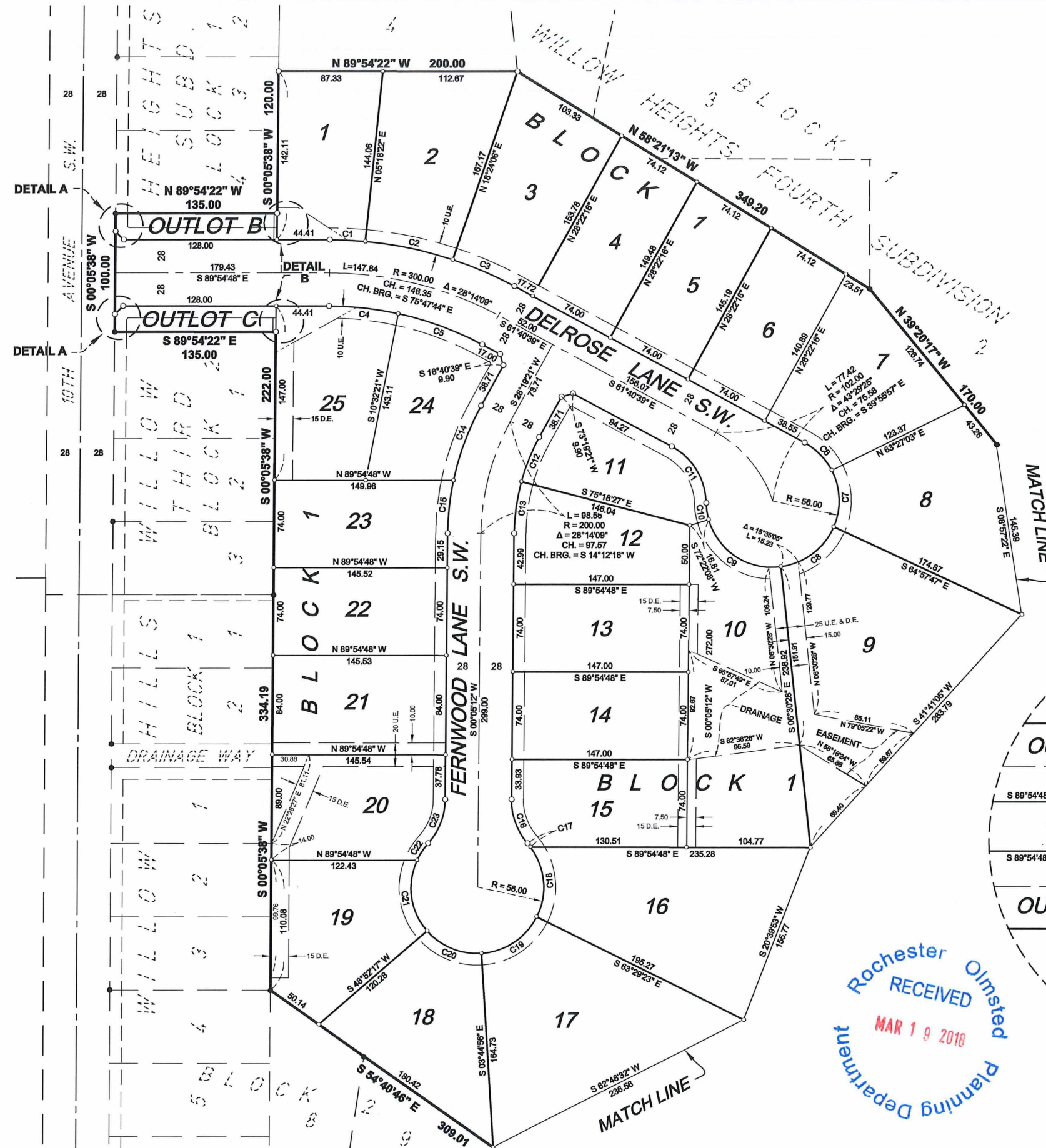
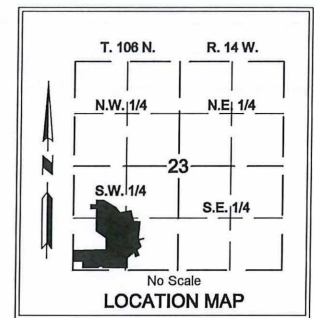
## DRAINAGE EASEMENT DEFINED

AN UNOBSTRUCTED EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF UNDERGROUND AND SURFACE DRAINAGE FACILITIES, AND UTILITY EASEMENT.

D.E. = DRAINAGE EASEMENT

## CURVE DATA

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	29.88	328.00	05°13'10"	29.87	S 87°16'13" E
C2	74.97	328.00	13°05'44"	74.80	S 78°08'46" E
C3	56.79	328.00	09°55'15"	56.72	S 68°38'17" E
C4	58.49	272.00	12°19'18"	58.38	S 83°45'09" E
C5	75.55	272.00	15°54'51"	75.31	S 89°38'05" E
C6	33.18	56.00	33°57'04"	32.70	S 44°42'08" E
C7	49.57	56.00	50°43'12"	47.97	S 02°22'00" E
C8	57.99	56.00	59°19'48"	55.43	S 52°39'31" W
C9	79.63	56.00	81°28'05"	73.09	N 58°58'33" W
C10	14.20	56.00	14°31'51"	14.16	N 08°58'35" W
C11	58.64	56.00	60°00'00"	56.00	N 31°40'39" W
C12	40.44	172.00	13°28'13"	40.34	S 21°35'14" W
C13	44.33	172.00	14°45'55"	44.20	S 07°28'10" W
C14	67.21	228.00	16°53'23"	66.97	S 19°52'39" W
C15	45.15	228.00	11°20'45"	45.08	S 05°45'35" W
C16	40.47	56.00	41°24'35"	39.60	S 20°37'05" E
C17	3.92	56.00	04°00'27"	3.92	S 39°19'09" E
C18	62.38	56.00	63°49'33"	59.21	S 05°24'09" E
C19	58.39	56.00	59°44'27"	55.78	S 56°22'51" W
C20	51.43	56.00	52°37'13"	49.84	N 67°28'19" W
C21	63.83	56.00	65°18'28"	60.43	N 08°28'30" W
C22	16.93	56.00	17°19'03"	16.86	N 32°50'15" E
C23	40.47	56.00	41°24'35"	39.60	N 20°47'29" E



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